



# CITY OF SNOHOMISH

*Founded 1859, Incorporated 1890*

116 UNION AVENUE □ SNOHOMISH, WASHINGTON 98290 □ TEL (360) 568-3115 FAX (360) 568-1375

## NOTICE OF REGULAR MEETING

### PLANNING COMMISSION

In the  
George Gilbertson Boardroom  
Snohomish School District Resource Center  
1601 Avenue D

**WEDNESDAY**  
**November 2, 2016**  
**6:00 p.m.**

- 6:00 1. **CALL TO ORDER** – Roll Call
- 6:05 2. **APPROVE** the minutes of the October 5, 2016, regular meeting (*P. 1*)
- 6:10 3. **CITIZEN COMMENTS** on items not on the agenda
- 6:15 4. **PUBLIC HEARING** – 2016 Amendment to the Comprehensive Plan (*P.3*)
- 9:00 5. **ADJOURN**

**NEXT MEETING:** The next regular meeting is **Wednesday, December 7, 2016**, at 6:00 p.m. at the Carnegie Building, 105 Cedar Avenue, Snohomish, WA 98290.



## **AGENDA ITEM 2**

### **CITY OF SNOHOMISH REGULAR MEETING OF THE PLANNING COMMISSION MEETING MINUTES October 5, 2016**

1. **CALL TO ORDER:** The regular meeting of the Planning Commission was opened by Chair Laura Scott at 6:00 p.m. in the George Gilbertson Boardroom, 1601 Avenue D. The assemblage joined in the flag salute and roll was taken.

#### **PLANNING COMMISSION**

##### **MEMBERS PRESENT:**

Christine Wakefield Nichols (*arr. 6:06 p.m.*)  
Gordon Cole  
Laura Scott, Chair  
Hank Eskridge  
Steve Dana  
Terry Lippincott  
Van Tormohlen

##### **STAFF:**

Andrew Sics, Project Engineer  
Brooke Eidem, Associate Planner  
Glen Pickus, Planning Director  
Yoshihiro Monzaki, City Engineer  
Katie Hoole, Permit Coordinator

2. **APPROVE** the minutes of the September 7, 2016, regular meeting

Mr. Cole proposed a correction to the last sentence of the minutes at the bottom of the first page: (D)(1) should be (D)(3); he moved to approve the minutes as amended, and Ms. Lippincott seconded. The motion was approved, 6-0.

3. **CITIZEN COMMENTS** on items not on the agenda

There were no citizens in attendance.

4. **PUBLIC HEARING** – Snohomish Municipal Code and Engineering Design and Construction Standards Amendments for Low Impact Development

Ms. Scott opened the public hearing on amendments to the Snohomish Municipal Code and Engineering Design and Construction Standards for low impact development.

Mr. Sics led the staff presentation.

Changes to the amendments were made since the agenda was published, so a new draft was provided to the Commissioners. Mr. Sics listed the revisions made by staff based on the suggestions from Commissioners at the last meeting, as well a new housekeeping item:

- “Unimproved” in SMC 14.235.130(I) was revised to “unpaved.”
- The threshold of fill and/or excavation in SMC 14.237.020(B) was raised to 100 cubic yards and language was added that the amount would not be counted twice if it’s on the same site.
- The typo in SMC 14.237.040(B)(8)(a) was corrected.

## **AGENDA ITEM 2**

- Additional language regarding specification of the size, location, and type of proposed uses was added to SMC 14.237.040(B)(8)(a)(iii).
- The amount of grading allowed under SMC 14.237.070(B) was changed from one-quarter acre to one acre.
- In SMC 14.240.030(D), the diameter of a significant tree was changed from 6" to 8" for consistency within the Code.
- The replacement tree ratio was removed from SMC 14.240.030(D)(2)(a).

Mr. Cole recommended future Planning Commission discussion regarding revision of SMC 14.240.030(D) to consolidate and clarify the two sections regarding tree protection.

Mr. Eskridge moved to close the public hearing and Ms. Lippincott seconded. The motion was approved, 7-0.

Mr. Cole moved that the Planning Commission recommend the City Council hold a hearing to consider adopting the revised changes to Chapter 14 that were just outlined. Ms. Wakefield Nichols seconded and the motion was approved, 7-0.

Mr. Pickus requested the Planning Commission consider another motion to also recommend City Council approval of Title 15 and the Engineering Standards; Mr. Cole apologized, believing his motion was all inclusive. Mr. Cole moved to request Council hold a public hearing to consider adopting the recommended changes by staff to Title 15 and the Engineering Standards; Ms. Lippincott seconded. The motion was approved, 7-0.

### **5. ADJOURN**

The meeting adjourned at 6:25 p.m.

Approved this 2<sup>nd</sup> day of November, 2016

By: \_\_\_\_\_  
Commissioner Laura Scott, Chair

## **PUBLIC HEARING 4**

**Date:** November 2, 2016

**To:** Planning Commission

**From:** Brooke Eidem, Associate Planner

**Subject:** **2016 Amendment to the Comprehensive Plan Public Hearing**

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**SUMMARY:** This agenda item is for a public hearing on a proposed Comprehensive Plan amendment to change the land use designation of the property at 2501 Bickford Avenue from Business Park (BP) to High Density Residential (HDR). The proposal was approved for the current docket by the City Council on June 7, 2016. The proposed amendment is detailed in draft Ordinance 2317, provided as Attachment B.

The City Council will hold a public hearing of its own on the proposed amendment before making a decision on this request. The Planning Commission recommendation will be part of the public record provided to the City Council.

**BACKGROUND:** Briefings were provided to the Planning Commission on May 4, 2016, and to the Economic Development Committee (EDC) on May 17, 2016. A SEPA determination of non-significance was issued for the amendment on September 12, 2016. No comments were received during the SEPA comment period, which ended on September 27, 2016, so the determination stands.

Notice to adjacent property owners has been provided as a “site-specific” rezone. No comments or inquiries from adjacent property owners have been received in response to the notice.

As a reminder, the typical Comprehensive Plan amendment process is as follows:

- Deadline for amendment applications (March 31).
- City Council approval of the docket (approved June 7, 2016).
- SEPA determination (DNS issued September 12, 2016).
- Notification of proposed amendments to the Washington State Department of Commerce.
- At least one public hearing by either the Planning Commission, or City Council, or both.
- Planning Commission adoption of written findings and recommendation(s).
- City Council adoption of written findings and decision(s).
- Any appeal of the City Council decision is heard by the Growth Management Hearings Board.

**ANALYSIS:** 08-16-CPA Land Use Designation Map amendment.

The proposal is for a change to the Land Use Designation Map, which serves as the City’s land use regulation (zoning) map. The applicant is seeking a map change and concurrent rezone. The proposed map amendment would redesignate the property located at 2501 Bickford Avenue from Business Park to High Density Residential (24 dwellings per acre).

## **PUBLIC HEARING 4**

### **Property History**

The property at 2501 Bickford Avenue was annexed into the City in 2002 under Ordinance 2015, which included approximately 110 acres along the Bickford Avenue corridor. Shortly after annexation, the City applied the Business Park zoning classification to the entire annexed area. Several development proposals have been explored in recent years for this site, however no permits have ever been issued. The property is vacant land.

The site consists of two parcels with a combined area of 3.36 acres on the east side of Bickford Avenue. The property is located on a west-facing slope with a Category III wetland in the northeast corner. The frontage along Bickford Avenue is relatively narrow at just over 170 feet.

### **Proposal**

SMC 14.207.075(6) allows multi-family housing in the Business Park designation when in conjunction with a commercial use that comprises at least half of the gross square footage. The applicant has stated that commercial development on this property is difficult due to the site constraints and the limited street frontage. The applicant has stated a senior apartment complex is the ultimate proposal, but the Business Park requirement that at least 50 percent of the project's gross floor area must be used for commercial uses makes the development infeasible.

Staff agrees with the applicant that the site is challenging for commercial development. The narrow width limits site layout options to an orientation perpendicular to the street, with minimal visibility from off-site. Redesignating the site to HDR will remove the commercial requirement and allow the property to develop for multi-residential use. Other development in this area includes the Snohomish Station commercial complex to the immediate north, Snohomish Depot across the street, and residential areas including single and multi-family properties. Utilities are present in the street and transit stops are within close proximity.

### **Hearing Procedure**

1. Planning Commission Chair opens the public hearing and explains the public hearing process.
2. Staff makes its presentation and offers its preliminary recommendation.
3. Commissioners ask questions of staff.
4. Public testimony is received.
5. The public hearing is closed.
6. The Planning Commission deliberates.
7. The Planning Commission considers and acts on a motion making a recommendation to the City Council.

### **Potential Motion**

1. Motion to recommend City Council approval of Ordinance 2317 as presented; and adopting the Findings of Fact & Conclusions, as presented, which state the ordinance is:
  - Consistent with the policies of the Comprehensive Plan;
  - Consistent with the Growth Management Act and State Environmental Policy Act; and
  - In the interest of the public health, safety, and welfare of Snohomish residents.

## **PUBLIC HEARING 4**

### **First Alternative Motion**

- Motion recommending City Council approval of Ordinance 2317 with changes, specifying those changes, and if necessary, directing staff to draft revised Findings of Fact & Conclusions.

### **Second Alternative Motion**

- Motion recommending City Council not approve Ordinance 2317 and direct staff to draft new Findings of Fact & Conclusions to support that recommendation.

**PRELIMINARY STAFF RECOMMENDATION: Planning Commission motion recommending City Council approval of Ordinance 2317 and adoption of Findings of Fact & Conclusions as presented.**

### **ATTACHMENTS:**

- A. Draft Findings of Fact and Conclusions
- B. Draft Ordinance 2317 – 2016 Comprehensive Plan amendment

ATTACHMENT A

**Recommended Findings of Fact and Conclusions for Planning Commission Hearing on  
2016 Comprehensive Plan Amendment, File #08-16-CPA**

The Department of Planning and Development Services (PDS) makes the following recommendations for findings of fact to be considered by the Planning Commission in support of the proposed amendment to the Comprehensive Plan.

A. Findings of Fact

1. The Snohomish City Council approved the 2016 Comprehensive Plan Amendment docket with the proposed amendment to the Land Use Designation Map on June 7, 2016.
2. The City of Snohomish Planning Commission held a public hearing on November 2, 2016, to receive public testimony concerning the proposed amendment.
3. At the conclusion of the public hearing, the Planning Commission voted \_\_\_\_\_ to approve the proposed amendment.
4. The proposed amendment will change the land use designation and zoning of the property located at 2501 Bickford Avenue from Business Park (BP) to High Density Residential (HDR).
6. The proposed amendment implements GMA planning goal 1 related to urban growth, “(1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.”
7. The proposed amendment implements the following goals and policies contained in the Snohomish Comprehensive Plan:
  - a. Goal LU 1: Designate adequate lands for existing and future land use needs of Snohomish.
  - b. Policy LU 1.3: Land use boundaries. Establish logical boundaries between land use designations that account for existing land uses, access, topography and natural features.
  - c. Policy LU 2.1: Innovative zoning. Utilize innovative zoning models to increase density and achieve other policy goals where it will not adversely affect the character of existing neighborhoods.
  - d. Policy MF 5.1: Density range. Provide a range of density options for multi-family development types.

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- e. Policy MF 5.2: Multi-family location. Medium and high density development should be located near public amenities in order to provide easy access.
  - f. Policy 5.4: Transitional land use. Multi-family designations may be used to provide a transition between areas of differential intensity of land use where existing or future adjacent land uses will not compromise the health or quality of life for multi-family residents.
  - g. Policy CO 6.1(d): Business Park. Areas intended to provide for a mix of light manufacturing, commercial, and limited multi-family uses on large sites. Where feasible, commercial uses should be aggregated in large developments to discourage strip commercial forms.
8. Procedural requirements.
- a. The proposed amendment is consistent with state law.
  - b. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt the consider amendment was transmitted to the Washington State Department of Commerce for distribution to state agencies on October 4, 2016.
  - c. Pursuant to WAC 197-11-300, a Determination of Non-Significance (DNS) was issued on September 12, 2016.
  - d. The public process used in the adoption of the proposed amendment has complied with all applicable requirements of the GMA and the SMC.

PDS makes the following recommendations for conclusions to be considered by the Planning Commission in support of the proposed amendment.

### **B. Conclusions**

- 1. The proposed amendment is consistent with Washington State law and the SMC.
- 2. The proposed amendment implements and is consistent with the goals and policies of the Comprehensive Plan.
- 3. The proposed amendment protects the public health, safety, and general welfare.
- 4. The proposed amendment does not result in an unconstitutional taking of private property for a public purpose and they do not violate substantive due process guarantees.

ATTACHMENT B

**CITY OF SNOHOMISH  
Snohomish, Washington**

**ORDINANCE 2317**

**AN ORDINANCE OF THE CITY OF SNOHOMISH, WASHINGTON,  
AMENDING THE LAND USE DESIGNATION MAP IN THE LAND USE  
ELEMENT OF THE CITY OF SNOHOMISH COMPREHENSIVE PLAN  
TO CHANGE THE DESIGNATION OF THE PROPERTY AT 2501  
BICKFORD AVENUE TO HIGH DENSITY RESIDENTIAL FROM  
BUSINESS PARK**

**WHEREAS**, as one of the cities in Snohomish County, the City of Snohomish is required to adopt and regularly update a comprehensive plan pursuant to the Washington State Growth Management Act (GMA); and

**WHEREAS**, under the GMA, the City is authorized to amend its Comprehensive Plan on an annual basis; and

**WHEREAS**, the Comprehensive Plan was substantially revised in March 2016 to ensure conformance with GMA requirements; and

**WHEREAS**, one request for a land use designation change was received by the City for the 2016 Comprehensive Plan amendment process; and

**WHEREAS**, on June 7, 2016, the City Council directed that the docket request be considered during the 2016 amendment process; and

**WHEREAS**, the City has reviewed the proposed amendment to the Comprehensive Plan for internal consistency; and

**WHEREAS**, acting as the City of Snohomish SEPA Responsible Official, the City Planning Director reviewed the proposed amendment to the Comprehensive Plan and Land Development Code and issued a Determination of Non-significance (DNS); and

**WHEREAS**, public notices of the proposed amendment, SEPA determination, and public hearings for the proposed non-project action was provided as required by law; and

**WHEREAS**, pursuant to SMC 14.15.070 and RCW 36.70A.106, the City has notified the Washington State Department of Commerce of the City's intent to consider the proposed amendment to the Comprehensive Plan;

**WHEREAS**, on November 2, 2016, a public hearing on the proposed amendment was held by the Planning Commission, and all persons wishing to be heard were heard, and the Planning Commission recommended City Council approval of the proposed amendment; and

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**WHEREAS**, on November 15, 2016, a public hearing on the proposed amendment was held by the City Council, and all persons wishing to be heard were heard; and

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SNOHOMISH, WASHINGTON DO HEREBY ORDAIN AS FOLLOWS:**

Section 1.     Findings. The Comprehensive Plan amendment adopted in this Ordinance is:

- a. Internally consistent with the City's Comprehensive Plan;
- b. Consistent with the Growth Management Act and the State Environmental Policy Act; and
- c. In the interest of the public health, safety, and welfare of Snohomish residents.

Section 2.     Amendment to the Land Use Designation Map.

The Land Use Designation Map (Map LU-1) within the Land Use Element of the City of Snohomish Comprehensive Plan is hereby amended for the properties identified as described in the attached Exhibit A. The land use designation for these properties is hereby changed to High Density Residential from Business Park as shown in Exhibit B.

Section 3.     Effective Date. This Ordinance shall take effect five days after publication by summary.

Section 4.     Severability. If any section, subsection, sentence, clause, phrase, or word of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase, or word of this ordinance.

**ADOPTED** by the City Council and **APPROVED** by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

CITY OF SNOHOMISH

By \_\_\_\_\_  
KAREN GUZAK, MAYOR

Attest:

By \_\_\_\_\_  
PAT ADAMS, CITY CLERK

Approved as to form:

By \_\_\_\_\_  
GRANT K. WEED, CITY ATTORNEY

## **PUBLIC HEARING 4**

### EXHIBIT A – ORDINANCE 2317 LEGAL DESCRIPTION AND VICINITY MAP

#### PARCEL A

ALL THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING 878.19 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON,  
THENCE NORTH 161.5 FEET,  
THENCE WEST 940 FEET, MORE OR LESS, TO COUNTY ROAD,  
THENCE SOUTHEASTERLY ALONG COUNTY ROAD TO A POINT DIRECTLY WEST OF POINT OF BEGINNING,  
THENCE EAST 885.56 FEET MORE OR LESS, TO A POINT OF BEGINNING, EXCEPT STATE HIGHWAY #15,  
AND EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING 878.19 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON,  
THENCE NORTH 161.5 FEET,  
THENCE WEST TO A POINT THAT IS 150 FEET EAST OF THE EAST LINE OF PRIMARY STATE HIGHWAY NO 15, AS IT NOW EXISTS, THE TRUE POINT OF BEGINNING,  
THENCE WEST 150 FEET TO THE EAST LINE OF PRIMARY STATE HIGHWAY NO 15,  
THENCE SOUTHEASTERLY ALONG PRIMARY STATE HIGHWAY NO 15 FOR 101 FEET,  
THENCE EAST 90 FEET,  
THENCE NORTHEASTERLY 120 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

#### PARCEL B

BEGINNING 878.19 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON,  
THENCE NORTH 161.5 FEET,  
THENCE WEST TO A POINT THAT IS 150 FEET EAST OF THE WEST LINE PRIMARY STATE HIGHWAY NO 15, AS IT EXISTS NOW, THE TRUE POINT OF BEGINNING,  
THENCE WEST 150 FEET TO THE WEST LINE OF PRIMARY STATE HIGHWAY NO 15,  
THENCE SOUTHEASTERLY ALONG PRIMARY STATE HIGHWAY NO 15 FOR 101 FEET,  
THENCE EAST 90 FEET,  
THENCE NORTHEASTERLY 120 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

# Vicinity Map

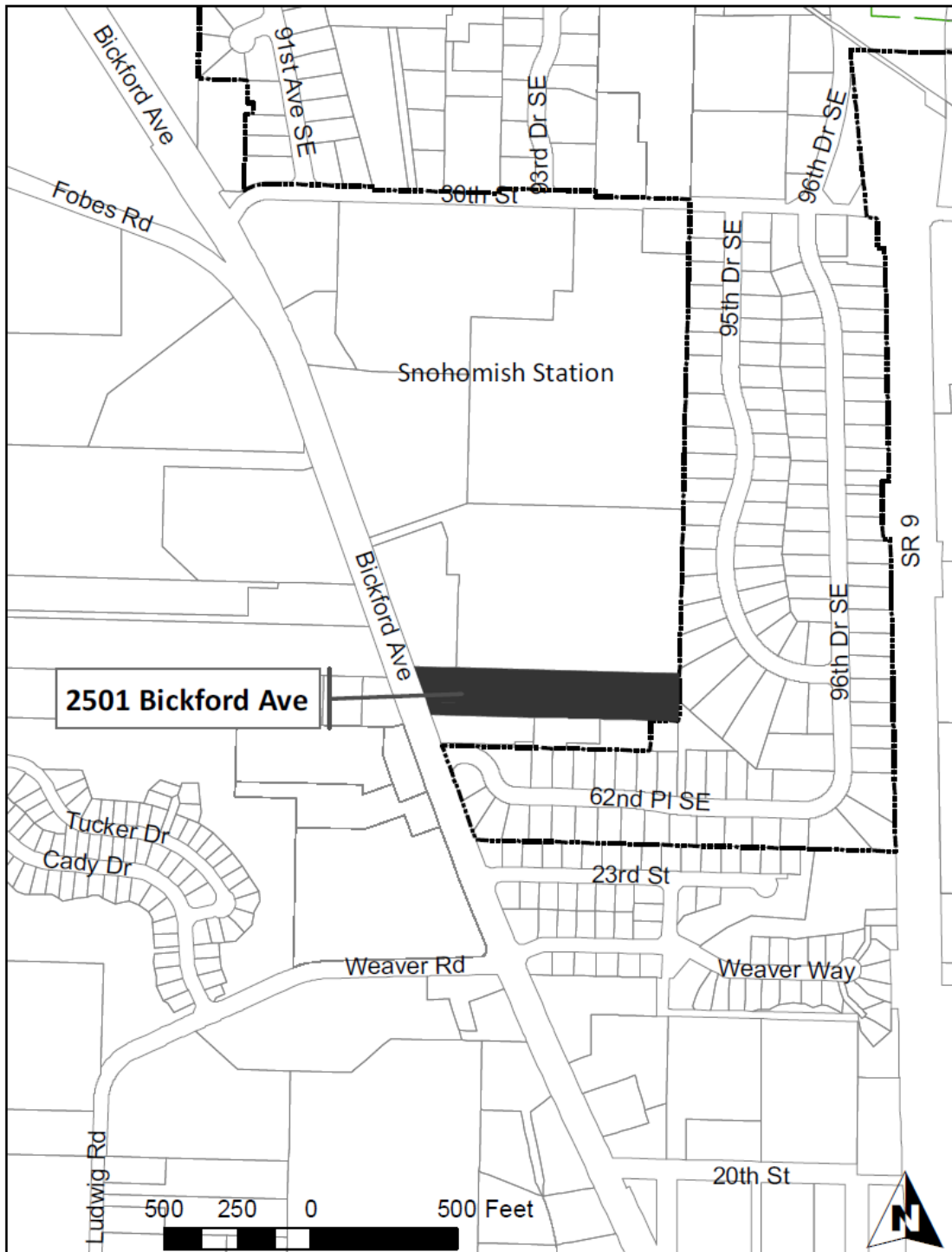
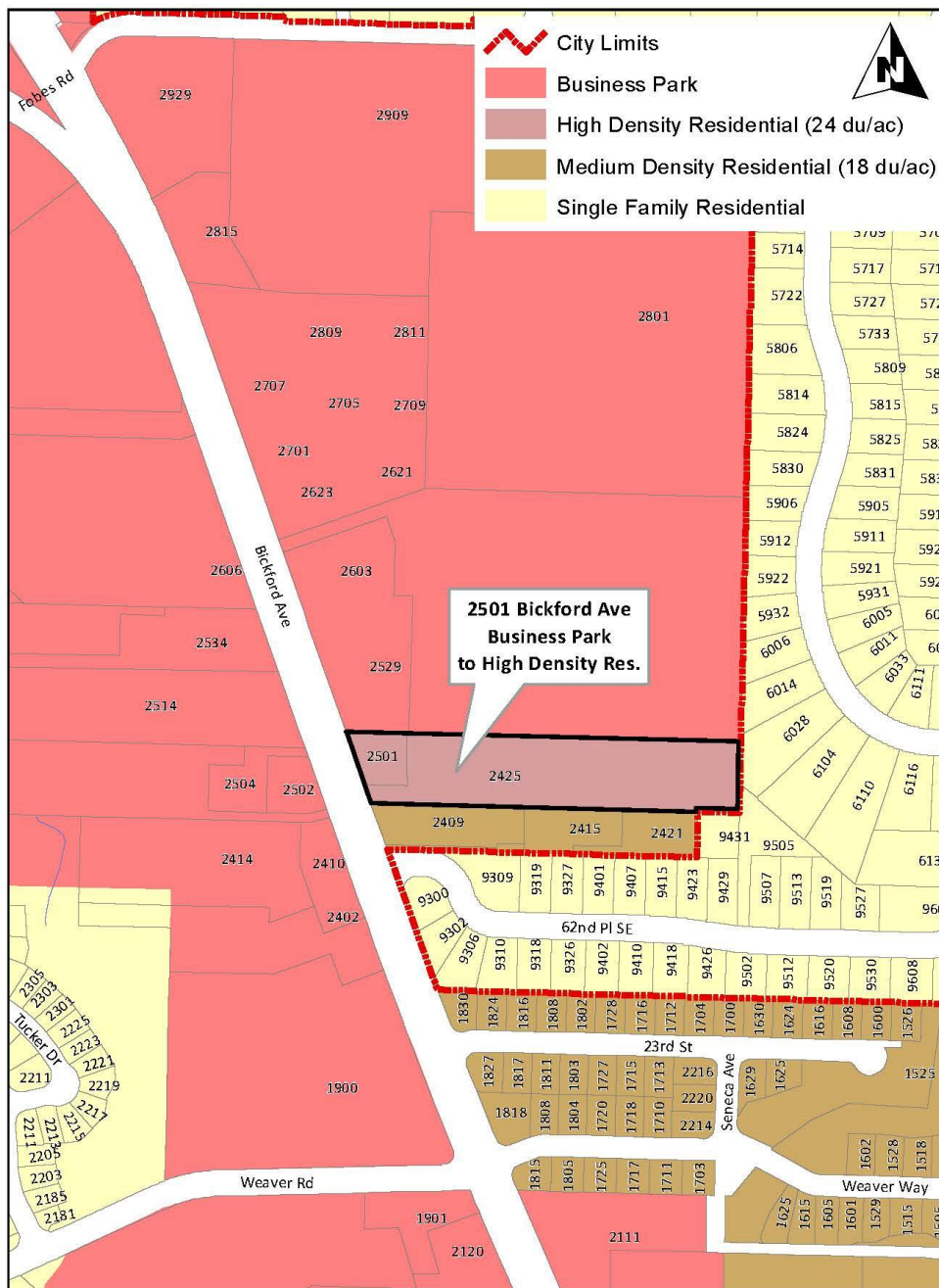


EXHIBIT B – ORDINANCE 2317  
AMENDMENT TO THE LAND USE DESIGNATION MAP



2016 Comprehensive Plan Amendment  
2501 Bickford Avenue

Land Use Designation Map detail.